CHALLAN
MTR Form Number-6

GRN	MH011635963202122E	BARCODE		Date	13/01/2022-18:55:01	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Suyog H Madavi
Location	NAGPUR		
Year	2021-2022 From 12/01/2009 To 13/01/2022	Flat/Block No.	Plot No 70 Bank Colony
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Bhagwan Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	Plot No. T-14 Mouza-Ajni CTS 147
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022011320082	2724038398
Cheque/DD No.		Bank Date	RBI Date	13/01/2022-18:56:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8275744324

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

ADV. SUYOG H. MADAVI
Mob.No. 9834585574

CHALLAN

MTR Form Number-6

GRN	MH013015074202122E	BARCODE		Date	11/02/2022-20:11:22	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Suyog H Madavi
Location	NAGPUR		
Year	2021-2022 From 12/01/1992 To 11/01/2008	Flat/Block No.	Plot No 70 Bank Colony
		Premises/Building	
		Road/Street	Bhagwan Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	Plot No T-14 Mouza Ajni CTS 147
		Amount In Words	Four Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	425.00
Total	425.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022021210042	2729254702
Cheque/DD No.		Bank Date	RBI Date	11/02/2022-20:12:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8275744324

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

ADV. SUYOG H. MADAVI Mob. No. 9834585574

Print Date 11-02-2022 08:13:03

INDIGENE LAW & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Adv. RAJENDRA U. DHARPURE
(LL.B)
(Mob No. 9049669675 & 7588802751)

Adv. SUYOG H. MADAVI
(LL.B)
(Mob No. 9834585574 & 8275744324)

Regd. Office At Plot No. 70, Bank Colony, Bhagwan Nagar, Nagpur- 440027;
Email id - indigenelawassociates@yahoo.com

To,
MahaRERA

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to **Plot No. T-14**, admeasuring area **714.137 Sq. Mtrs.,** Khasra No. 4/1-2, 7/2, 24, 25 and 26/1-4 of **Mouza – Ajni**, City Survey No. **147** and **Sheet No. 83/14**, situated in the layout of Scientific Co-operative Housing Society Ltd., Nagpur at Laxminagar, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District – Nagpur. (hereafter referred as the said plot "**Plot No. T-14**").

I have investigated the title of the said plot on the request of Promoter/Developer **M/S. ATHARVA INFRA PROJECTS** a Partnership Firm, having its Office at Block No. 211, 1st Floor, Brij Bhumi Complex, Near Telephone Exchange Chowk, C.A. Road, Nagpur and following documents i.e.

1) **DESCRIPTION OF THE PROPERTY**

ALL THAT piece and parcel of total variable, proportionate and undivided 100% share and interest in all that piece and parcel of Malik-Makbuza land bearing **Plot No. T-14**, total containing by admeasurements **714.137 Sq. Mtrs.**, forming portion of entire land bearing Khasra No. 4/1-2, 7/2, 24, 25 and 26/1-4 of **Mouza – Ajni**, bearing Municipal Corporation House No. 378 and 378/1 in Ward No. 74, bearing City Survey No. 147 and Sheet No. 83/14, situated in the layout of Scientific Co-operative Housing Society Ltd., Nagpur at Laxminagar, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District – Nagpur and same is bounded as under:-

On the East	:	30 Ft. Wide Road,
On the West	:	Plot No. T-13,
On the North	:	40 Ft. Wide Road,
On the South	:	Plot No. T-1.

2) The Documents of Allotment of Plot
3) 7/12 extract or property card issued by City Survey Department No. 3, Nagpur dated 09/06/1994, Mutation Entry No. 1836.
4) Search report of 30 years from 12/01/1992 till 13/01/2022.

2) **On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of** (1) Shri. Vasantrao Ramrao Chavan, (2-a) Shri. Kishor Vasantrao Kakde, (2-b) Shri. Dilip Vasantrao Kakde, (2-c) Smt. Shilpa Wd/o. Sharadrao Kakde, (3-a) Shri. Surendar Ambadas Dhomne, (3-b) Mrs. Sarangi W/o. Surendar Dhomne, (4) Shri. Satish Madhukarrao Kulkarni, (5-a) Shri. Sunil Madhukarrao Kulkarni, (5-b) Mrs. Shaila W/o. Sunil Kulkarni, (6) Shri. Gajanan Champatrao Malvi, (7) Shri. Vijay Govindrao Joshi, (8) Shri. Satish Madhukarrao Kulkarni, (9) Shri.

ADV. SUYOG H. MADAVI Mob.No. 9834585574

Gajanan Raghunath Puranik, (10-a) Shri. Mohan Baburaoji Mowade, (10-b) Mrs. Sarita W/o. Mohan Mowade, **is clear, marketable and without any encumbrances.**

Owners Of The Land		
Sr. No.	**Name**	**City Survey No.**
1	Shri. Vasantrao Ramrao Chavan	147
2	Shri. Kishor Vasantrao Kakde	147
3	Shri. Dilip Vasantrao Kakde	147
4	Smt. Shilpa Wd/o. Sharadrao Kakde	147
5	Shri. Surendar Ambadas Dhomne	147
6	Mrs. Sarangi W/o. Surendar Dhomne	147
7	Shri. Satish Madhukarrao Kulkarni	147
8	Shri. Sunil Madhukarrao Kulkarni	147
9	Mrs. Shaila W/o. Sunil Kulkarni	147
10	Shri. Gajanan Champatrao Malvi	147
11	Shri. Vijay Govindrao Joshi	147
12	Shri. Satish Madhukarrao Kulkarni	147
13	Shri. Gajanan Raghunath Puranik	147
14	Shri. Mohan Baburaoji Mowade	147
15	Mrs. Sarita W/o. Mohan Mowade	147

3) **The report reflecting the flow of the title of the** (1) Shri. Vasantrao Ramrao Chavan, (2-a) Shri. Kishor Vasantrao Kakde, (2-b) Shri. Dilip Vasantrao Kakde, (2-c) Smt. Shilpa Wd/o. Sharadrao Kakde, (3-a) Shri. Surendar Ambadas Dhomne, (3-b) Mrs. Sarangi W/o. Surendar Dhomne, (4) Shri. Satish Madhukarrao Kulkarni, (5-a) Shri. Sunil Madhukarrao Kulkarni, (5-b) Mrs. Shaila W/o. Sunil Kulkarni, (6) Shri. Gajanan Champatrao Malvi, (7) Shri. Vijay Govindrao Joshi, (8) Shri. Satish Madhukarrao Kulkarni, (9) Shri. Gajanan Raghunath Puranik, (10-a) Shri. Mohan Baburaoji Mowade, (10-b) Mrs. Sarita W/o. Mohan Mowade **on the said land is enclosed herewith as annexure.**

Qualifying comments/ remark if any :- That I have taken search by inspecting the index Registers for a period of 30 years, i.e. 1992 to 2022 in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing ***Rs.325/- and Rs. 425/- total Rs.750/-*** vide Receipt Nos. ***GRN MH011635963202122E*** dated ***13.01.2022*** and ***GRN MH013015074202122E*** dated ***11/02/2022***.

ADV. SUYOG H. MADAVI Mob.No. 9834585574

Place:- Nagpur
Date : 11/02/2022

(Suyog H. Madavi)
Advocate